



The City of
WORCESTER

Planning Board

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

Wednesday, April 5, 2023

Worcester City Hall – Levi Lincoln Chamber,
with remote participation options available via WebEx online at
<https://cow.webex.com/meet/planningboardwebex> and
call-in number 415-655-0001 (Access Code: 1601714991).

Board Members Present: Albert LaValley, Chair
Edward Moynihan, Vice Chair
Conor McCormack
Adrian Angus (*Participated Remotely*)
Brandon King (*Participated Remotely*)

Board Members Absent:

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Pamela Harding, Division of Planning & Regulatory Services (DPRS)
Steve Cary, Division of Planning & Regulatory Services (DPRS)
John Kelly, Inspectional Services (*Participated Remotely*)
Sean Quinlivan, DPW
Alexandra Kalkounis, Law Department

Call to Order

Board Chair Albert LaValley called the meeting to order at 5:30 pm.

Continuances

Item 1: 135 Brooks Street (PB-2023-003)

Request to Continue the Public Meeting to May 3, 2023
Extend the Constructive Grant Deadline to May 18, 2023

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 (Angus absent) to grant the continuance.

New Business

There was some discussion of which item would be taken up first.

4. 80 Gold Star Boulevard (PB-2023-016)

a. Public Meeting – Parking Plan

This item was taken first out-of-order.

Attorney Joshua Lee Smith presented the project before the board, an extension of the Chick-Fil-A drive-through; described the existing site conditions and surrounding area; described the proposed layout and expanded drive-through use; noted the benefits of the proposed expansion; described landscaping enhancements.

Nick Dewurst, civil engineer, described the site plan; noted that curb cut along Millbrook would be closed; described specifics of drive-through and proposed canopies; stated that there would be lighting and landscaping requirements.

Chris Hinkebein, representing Chick-fil-A, noted that the intention of the project is to bring this restaurant up to modern Chick-fil-A standards; described drive-through operations.

Mr. Lee Smith noted that they wished to discuss recommended condition of approval 1e, stating that it would be a safety concern to have a pedestrian connection from Millbrook Street; addressed a Dept of Transportation and Mobility (DTM) comment regarding layout; addressed another comment on Glennie Street curb cut, stating that they would prefer to keep the 30' width but could reduce the curb radii.

Ms. Harding provided staff comments, noting recommended landscaping improvements; requesting revised photometric, additional information on snow storage; asked applicant to find a space for a pedestrian crossing across Millbrook.

DPW had no comment.

ISD (Inspectional Services) had no comment.

Mr. LaValley asked for clarification on DTM comment; Ms. Smith clarified.

No public comment.

Board Discussion

Mr. Moynihan asked about how much parking would be required; Chris Spring, business owner, responded; Mr. Moynihan noted his concerns about pedestrian safety.

Mr. McCormack asked about other approvals that this plan is subject to; Ms. Smith clarified; Mr. McCormack agreed that he would like to see a pedestrian connection to Millbrook.

Mr. LaValley made a suggestion regarding a pedestrian connection and asked for staff clarification; Ms. Smith provided.

Mr. Lee Smith asked for clarification on recommended condition-of-approval (COA) 1i; Ms. Harding clarified; applicant stated a detail would be provided.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff-recommended conditions of approval and DTM comments.

3. 101, 105 & 115 Stafford Street (PB-2023-015)

a. Public Meeting - Definitive Site Plan

Matt Eckel, attorney on behalf of the project, described the existing site and the proposed project; noted that they would prefer a 28' curb cut on Heard Street, but staff has requested 24'.

Peter LaPointe, project manager, described the history of the site; described the proposed site layout and noted why they prefer a 28' curb cut; described drive-through; described how site has been modified per staff recommendations; described site landscaping.

Ms. Harding provided staff comment; confirmed the changes to the site the applicant has made at staff request.

No comments from ISD.

Mr. Quinlivan provided DPW comments; Mr. LaPointe discussed fencing.

Public Comment

Tom Mandella, longtime abutter, stated his opposition to the project, citing traffic and parking concerns; Mr. LaValley and Ms. Smith advised that the application would come before ZBA on April 24; Mr. LaValley and Mr. Mandella discussed construction timeline; Mr. Mandella asked about dust control and construction vehicle control and other concerns.

Board Discussion

Mr. McCormack provided comments on traffic and commended staff on their recommendations; discussed chain link fence.

Mr. Moynihan asked staff whether commercial vehicles could be prevented from using Heard Street; Ms. Smith answered.

Mr. Angus had no comment.

Mr. King had no comment.

Mr. LaValley noted that black-vinyl coated chain link is city standard; addressed abutters concerns.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff recommended conditions of approval and DTM & DPW comments.

2. 35 Portland Street (PB-2023-002)

a. Public Meeting – Definitive Site Plan

Attorney Joshua Lee Smith introduced the project, described the context for the site; described the proposed building footprint; described parking proposed and building massing; described site amenities.

Eric Zachrison, architect, presented the project, described the layout of the floorplan; described site amenities.

Ms. Harding provided staff comment.

No comments from ISD.

Mr. Quinlivan provided DPW comment.

No public comment.

Board Discussion

Mr. Moynihan noted his approval, stating that he felt it fit with the surrounding area.

Mr. McCormack stated his support, it being an infill development.

Mr. Angus had no comment.

Mr. King stated his support.

Mr. LaValley stated that it was a thoughtful design and was glad to support it.

Mr. Lee Smith asked to strike condition 1n; Ms. Smith stated that the City would like to make sure that rights to a ROW have been dissolved; Mr. Lee Smith and Ms. Smith discussed a re-wording of the condition.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff recommended conditions of approval, with the change to condition 1n, and incorporating DPW comments.

5. 1103 Main Street (PB-2023-018)

a. Public Meeting - Definitive Site Plan

Hal Choubah, engineer, introduced the project; described the permitting history of the project; described the proposed site work.

Mr. Cary provided staff comment, discussing the improvements this project would make to existing conditions; asked applicant to address condition 1k; applicant was amenable to change; noted warning signage that should be installed.

No comments from ISD.

No comments from DPW.

No public comment.

Board Discussion

Mr. Moynihan noted his traffic concerns; asked applicant to confirm that trash receptacles will be enclosed; Mr. Cary suggested modifying condition 1r to provide a detail of trash receptacles; Mr. Choubah described the procedures of the business to ensure for trash pickup.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff recommended conditions of approval, with the change to condition 1r, and incorporating DTM comments.

6. 54 Plantation Street (PB-2023-019)

a. Public Meeting – Definitive Site Plan

Stephen Kubert, property owner, introduced the project.

Brian Grazen, engineer, had no further comment.

Mr. Cary provided staff comment, described permitting history, discussed conditions of approval, and asked applicant to clarify with regard to foundation drain outfall.

Mr. Grazen discussed foundation drain outfall.

Sean Quinlivan provided DPW comment.

No ISD comment.

No public comment.

Board Discussion

Mr. LaValley and Mr. Angus both stated that housing would be a better use than the existing garage.

No other Board comment.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff recommended conditions of approval and incorporating DPW comments.

7. 100 Institute Road (PB-2023-020)

a. Public Meeting – Definitive Site Plan

Nick Palumbo, on behalf of applicant, introduced the project and engineers.

Jared Gentilucci, engineer described the project, an addition to the building; addressed some of staff comments, including bike storage.

Mr. LaValley noted that bike traffic at the building seems to be minimal here and covered bike parking would not be necessary; Mr. Gentilucci agreed.

Ms. Harding provided staff comment.

Elizabeth King resolved her audio issues.

Jared Gentilucci addressed other staff comments with regard to fencing and trees; Ms. King addressed landscaping comments.

Board Discussion

Board agreed that covers on the outdoor bike racks would be unnecessary.

Board otherwise noted their approval.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff recommended conditions of approval, striking condition 1a and modifying condition 1b.

8. 325 Greenwood Street (ZA-2023-001)

a. Public Hearing – Zoning Map Amendment

Dmitri Lako, petitioner, introduced the requested re-zoning, to remove split zoning on his property.

Mr. Cary provided staff comment; discussed history of zoning boundary at this location; described surrounding land uses.

No public comment.

Board Discussion

The Board noted their support.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend and refer back to City Council.

Other Business

9. Approval Not Required (ANR) Plans(s)

- a. 4 Brandt Lane & 0 Grafton Street (Private & Public) (AN-2022-016)

Mr. Cary described the proposed merger.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse the ANR.

10. Communications

- a. **Now/Next Public Workshops**

i. **In-Person: March 30, 2023- Summary**

ii. **Virtual-Only: April 12, 2023**

Ms. Smith summarized the in-person workshop and described the upcoming virtual meeting.

11. Board Policy and Procedures

- a. Draft of Revised Parking Plan Application

Mr. Cary described the new application.

No Board discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to pilot the new application.

12. Approval of Minutes - 02/01/2023; ~~03/15/2023~~

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approved minutes from February 1, 2023.

Adjournment

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 8:10pm.